

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Self Contained First Floor Office Accommodation
433 sqft (40 sqm)



GUIDE RENT - £6,000 PER ANNUM EXCLUSIVE

- **Frontage on to Main Street**
- **No business rates to pay – subject to qualification ****
- **Good access to all Local Amenities**
- **Suitable for a variety of uses (subject to planning)**
- **Lying close to a large Pay & Display car park**

**150c MAIN STREET, BINGLEY
WEST YORKSHIRE, BD16 2HD**

150c MAIN STREET, BINGLEY WEST YORKSHIRE, BD16 2HD

Location

The subject accommodation is centrally situated within the town immediately opposite the junction between Main Street and Park Road. Queens Court is close by and nearby occupiers include TaxAssist Accountants.

Description

The subject comprises first floor accommodation situated above a retail outlet. Access is from the rear where there is a pay and display car park immediately available.

Internally the accommodation incorporates reception area with small kitchen off. A central landing gives access to wc accommodation and there is then a good size office overlooking Main Street.

Accommodation

Internal

First Floor

Reception area to include kitchen

143 sqft 13 sqm

Landing with wc accommodation off

Office

290 sqft 27 sqm

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Offices & Premises

Rateable Value: £3,350

Uniform Business Rate for 2024/2025: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£6,000 per annum exclusive

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6130-8732-1111-1523-6435>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

